



長春社 Since 1968

The Conservancy Association

會址：香港九龍大角咀道 38 號新九龍廣場 9 樓 910 室
Add.: Unit 910, 9/F, New Kowloon Plaza, 38 Tai Kok Tsui Road,
Kowloon, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

7th July 2020

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Re: Comments on representations on the draft Pak Lap Outline Zoning Plan (No. S/SK-PL/3)

The Conservancy Association (CA) **OBJECTS** to the representations TPB/R/S/SK-PL/3-16 and 17. These representations fail to take account of the high landscape quality and great variety of natural habitats in Pak Lap. With its proximity to Sai Kung East Country Park, Pak Lap should be well-protected to avoid undermining the ecological and landscape significance of Sai Kung East Country Park. Therefore, conservation zonings, such as Green Belt and Conservation Area, should not be further reduced in Pak Lap.

From the additional information obtained for assessing the Small House demand in TPB Paper No. 10624, there were **NO** Small House applications received from 2010 to 2019. District Lands Officer/North of Lands Department (DLO/N, LandsD) also stated that there were just **4** outstanding Small House applications under processing. While the existing V zone which is 400% of the outstanding applications met by available land is already too large and not justified, this is highly unacceptable if the size of V zone has to be further increase to cater Small House development.

We also wish to draw your attention to the land records in the Land Registry. By searching the land lots in the periphery of V zone without any permanent structures, nearly all of them have been solely owned by a developer (Figure 1). Since considerable amount of land lots were sold by indigenous villagers to the developer, it



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is very doubtful if there are urgent genuine needs to increase the size of V zone. Rather than keeping the large size of V zone, TPB should indeed further reduce its size to the existing village settlement.

Thank you for your attention.

Yours faithfully,
Ng Hei Man
Campaign Manager
The Conservancy Association

Figure 1 By searching the land lots in the periphery of V zone without any permanent structures, nearly all of them have been solely owned by a developer

